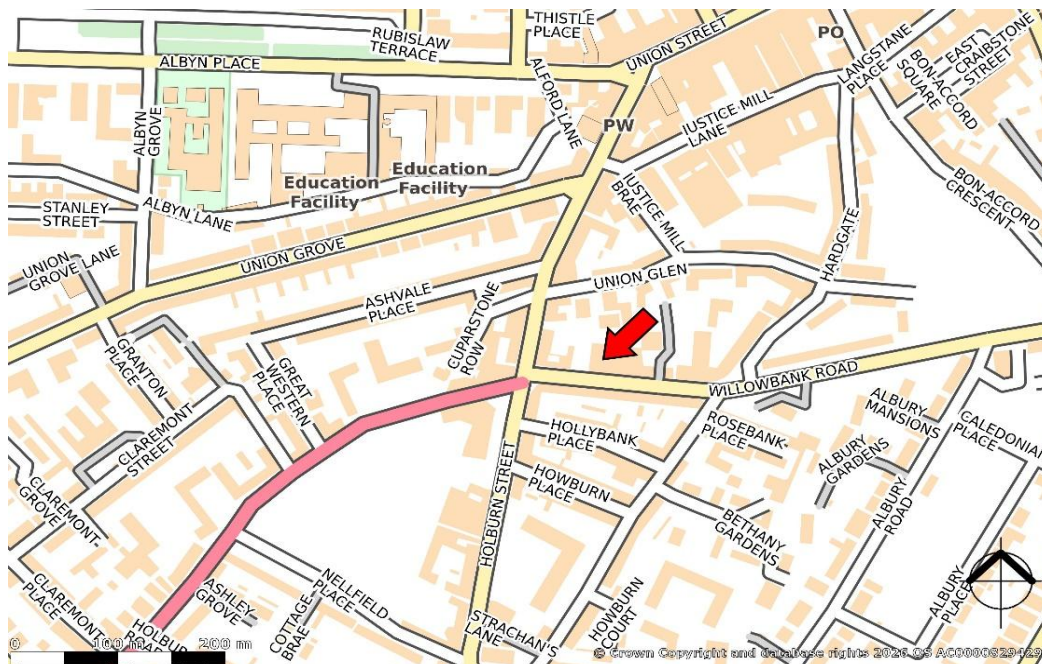


TO LET
TRADE COUNTER / STORAGE UNIT



Unit 2 Willowbank Retail Park
Aberdeen, AB11 6XL

- City Centre Location with Car Parking
- Suitable for Trade Counter Operators / Storage & Distribution
- GIA: 386.2 sq.m (4,157 sq.ft)



LOCATION

The subject property occupies a prominent position within Willowbank Retail Park, situated on Willowbank Road just off Holburn Street in the heart of Aberdeen city centre. Holburn Street lies to the west of Union Street, Aberdeen's principal commercial thoroughfare. The property benefits from a well established and highly accessible location. The unit is served by a dedicated car park to the front, together with strong bus links connecting the area to the rest of Aberdeen.

The surrounding area comprises a well-established mix of residential accommodation and retail premises. Nearby occupiers include Sally's Beauty, Café 100, The Adams Lounge and Sainsbury's Local.

DESCRIPTION

The property comprises a substantial warehouse unit, considered suitable for trade counter / storage and distribution purposes. Internally, the accommodation features concrete flooring, brick/blockwork walls and a pitched profile metal sheet roof.

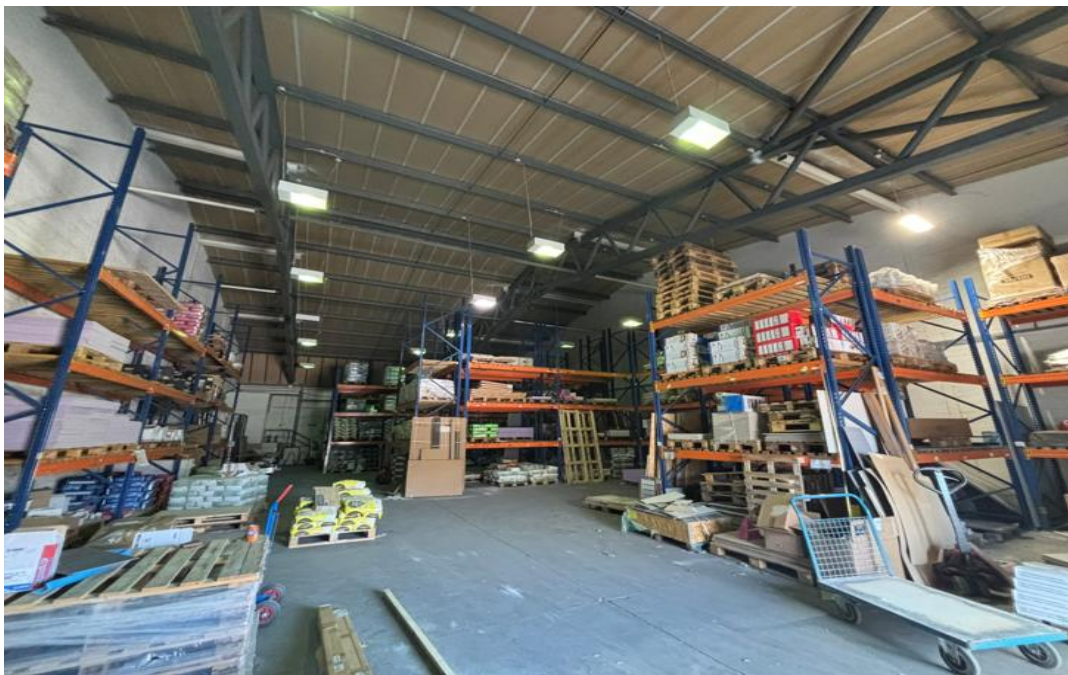
Key Features:

- Eaves height of approximately 6 m
- Apex height of approximately 9 m
- Access is provided via a roller shutter door opening onto the car park.

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	386.2	4,157



RENT & LEASE TERMS

Unit 2 Willowbank Road is on the basis of a **sub-lease** (in part) with a rental of £55,000 per annum sought.

NB: The subjects forming Units 2 and 3 Willowbank Road are leased to TILESANDSTONEFDIRECTED LIMITED expiring August 2031

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a larger entity covering Unit 2 & 3 Willowbank Retail Park with a Rateable Value of £103,000.

The unit will need to be re-assessed upon occupation and commencement of a sub-lease.

EPC

The subject has an EPC rating of 'D'. Full documentation is available upon request.

VAT

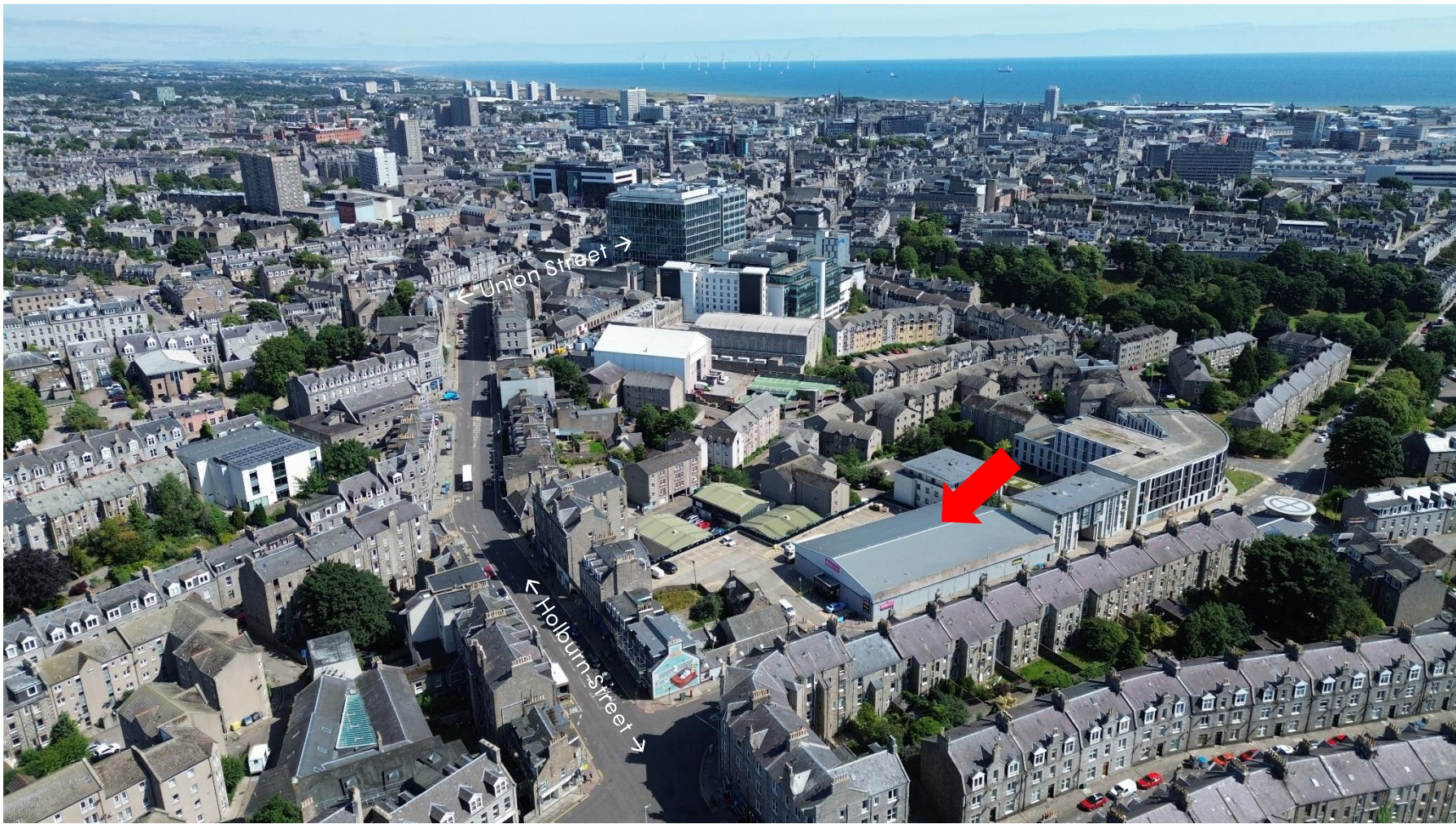
All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.



To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.